



Marked Agendas

Approved Minutes

Approved Reports

**The February 4, 2021
Development Review
Board Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 4, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cavasson Retail 6-DR-2020	Request by owner for approval of a site plan, landscape plan and building elevations for a new single-story, 15,000 square foot commercial shell building, designed to accommodate retail/restaurant uses, located on a +/- 5-acre site at the northwest corner of Hayden Road and Loop 101.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #15)

Key Issues

- None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: 7965 E. Cavasson Boulevard

Zoning: Planned Community District, Planned Airpark Core Development (P-C PCP)

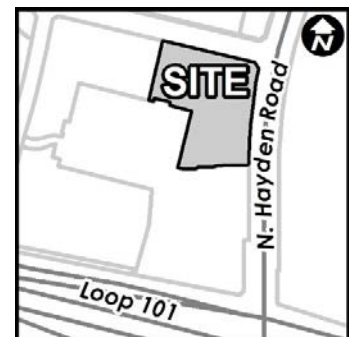
Adjacent Uses

North: Vacant (future hotel; 5-DR-2020)

East: Vacant

South: Corporate office, 5 stories, 74 feet in height, under construction (6-DR-2019)

West: Parking Garage



Property Owner

NRI-Cavasson, LLC

Applicant

Ken Miller, Butler Design Group
(602) 957-1800

Architect/Designer

Butler Design Group

Engineer

Hubbard Engineering

DEVELOPMENT PROPOSAL

The applicant seeks approval for a single-story retail building and associated site improvements. With the exception of a bank of spaces along the entry drive, all patron and employee parking is located west of the site in a centralized parking garage (3,750 spaces), intended to provide parking for the entire campus at build-out. Site highlights include an expansive patio/terrace space along the east side of the building and a strong pedestrian connection to the future hotel north of the site.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #13.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Cavasson Retail development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Senior Planner
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author

1/12/2021

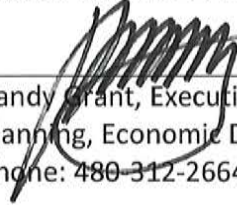
Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

1/25/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/27/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Combined Context Aerial and Site Plan
4. Site Plan
5. Open Space Plan
6. Landscape Plan
7. Building Elevations (color)
8. Perspectives
9. Materials and Colors Board
10. Lighting Site Plan
11. Exterior Lighting Cutsheets
12. Applicant's Narrative
13. Development Review Board Criteria Analysis
14. Development Information
15. Stipulations / Zoning Ordinance Requirements
16. Zoning Map



Context Aerial

6-DR-2020

ATTACHMENT #1



Close-up Aerial

6-DR-2020

ATTACHMENT #2



CAVASSON
RETAIL BUILDING
SCOTTSDALE, AZ

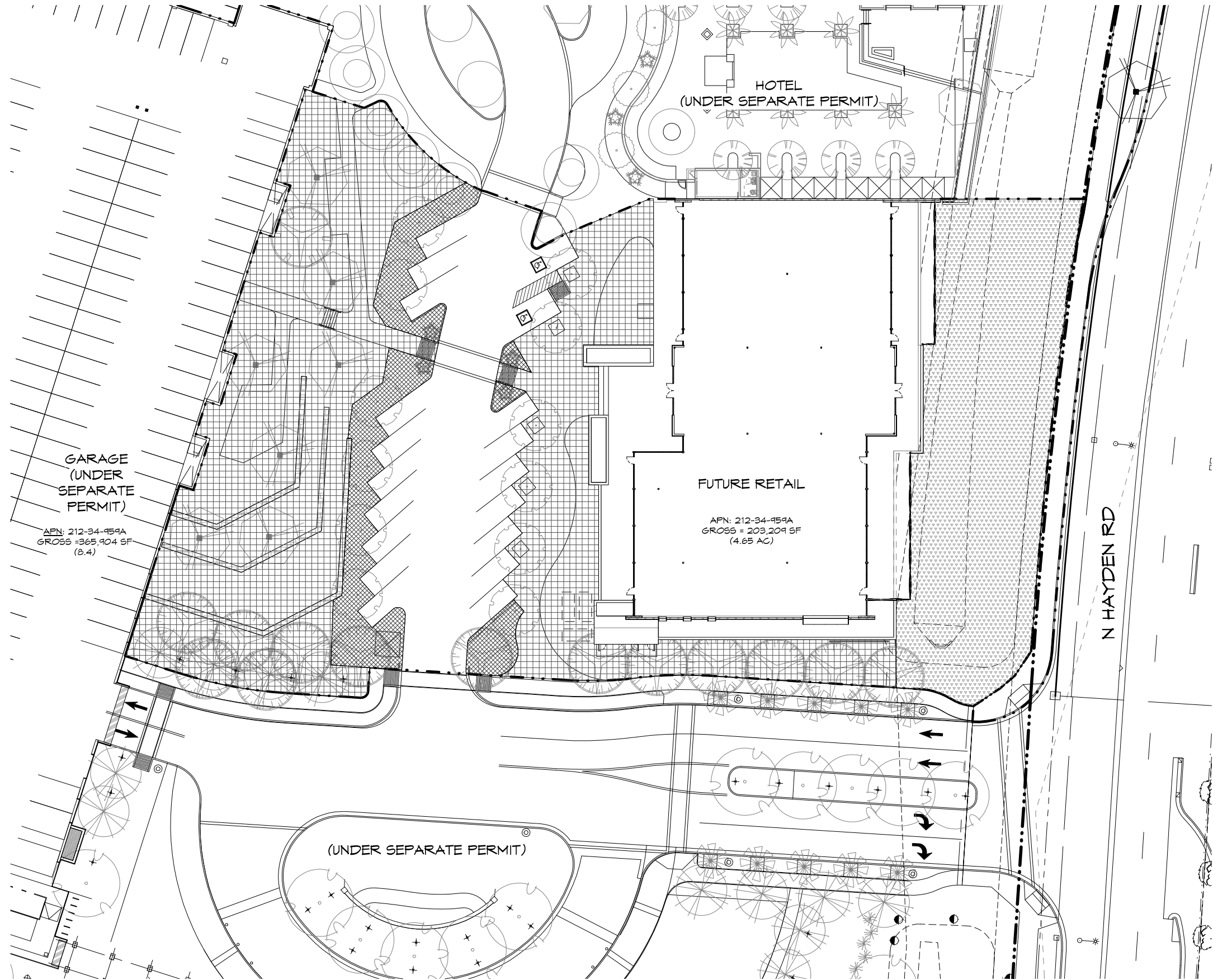
Case #:
Plan Check #:
Date: 2020.01.31
Revisions:

Project Number: 15148.300
Drawn By: PP
Title: CONTEXT AERIAL W/SITE IMPROVEMENTS

DR22

6-DR-2020
6/29/2020





OPEN SPACE DATA

PROJECT DATA ZONING: P-C PCP
NET LOT AREA (PHASE BOUNDARY): 69,235 SQFT
(OPEN SPACE PROVIDED) 39.6% ≥ (REQ. OPEN SPACE) 25%

OPEN SPACE LEGEND

- DENOTES FRONT OPEN SPACE
10,864.58 SQFT
- DENOTES OPEN SPACE OTHER THAN FRONTAL
OPEN SPACE
23,850.30 SQFT
- DENOTES PARKING LOT LANDSCAPING
3,551.73 SQFT

OPEN SPACE CALCULATION						
APN PARCEL NUMBER	PHASE SIZE SQFT	BUILDING FOOT PRINT	FRONTAGE SPACE	PAVEMENT	*OPEN SPACE	**OPEN SPACE %
212-34-959C	69,235	20,920	10,864.58	10,048.39	27,402.03	39.6%

*OPEN SPACE = GROSS LOT SIZE - BUILDING FOOTPRINT - FRONTAGE SPACE - PAVED AREAS
**OPEN SPACE % = OPEN SPACE / PHASE SIZE

Bd

g

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Phone 602-957-1800

PRELIMINARY
NOT FOR
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CAVASSON
RETAIL BUILDING
SCOTTSDALE, AZ

Case #:
Plan Check #:
Date: 2020.04.24

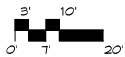
Revisions:

Project Number: 15148.300
Drawn By: ---
Title: OPEN SPACE PLAN

DR25

6-DR-2020
6/29/2020

ATTACHMENT #5



1 OPEN SPACE PLAN
SCALE: 1" = 20'-0"





1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL ELEVATION NOTES

- A. GRADES AT PERIMETER OF BUILDING ARE TO BE COORDINATED WITH THE CIVIL DOCUMENTS FOR ACTUAL FINISH GRADE LOCATIONS.
- B. REFER TO WINDOW TYPES FOR TEMPERED GLASS LOCATIONS.
- C. PAINT TRANSITIONS ARE TO BE COORDINATED WITH THE ARCHITECT PRIOR TO APPLICATION.
- D. SEE ELECTRICAL DOCUMENTS FOR EXTERIOR LIGHTING FIXTURE DATA.
- E. PROVIDE BUILDING ADDRESS NUMBERS AT STREET SIDE OF BUILDING AS SHOWN ON THE EXTERIOR ELEVATIONS.
- F. SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT. PROVIDE ELECTRICAL AS REQUIRED.
- G. ALL EXPOSED METAL FLATES AND EXPOSED FLASHING ARE TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR, UNLESS NOTED OTHERWISE.
- H. ALL SITE EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING, SITE WALL, ETC.
- I. WHEN TWO DISSIMILAR MATERIALS ABUT, JOINT SEALANT TO BE COLOR MATCHED TO THE MATERIAL IN THE SAME PLANE AS THE SEALANT.
- J. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) TO BE FREE OF DEFECTS, STAMPS, MARKS AND IMPERFECTIONS.
- K. ALL EXPOSED WELDS TO BE CONTINUOUS OR OF EQUAL LENGTH AND SPACING. BONDO FILLER MAY BE REQUIRED TO MIMIC WELDS AT SOME AREAS.

MATERIAL / COLOR SCHEDULE

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
AL01	ALUMINUM	CLEAR ANODIZED	----	----	WINDOW/DOOR SYSTEMS
CC01	BOARD FORMED CONCRETE WALL	TBD	----	TBD	
EFO1	EIPS	MATCH LIMESTONE	TBD	DUNN EDWARDS	
GL01	LOW-E GLASS	CRYSTAL GREY	SNX 62/27	GUARDIAN	
MT01	ALUMINUM	COPPER ANODIZED	----	DRI-DESIGN	----
MT02	BOX-RIB METAL PANEL	NATIONWIDE GREY	TBD	TBD	20 GA STEEL
MT03	METAL FASCIA	NATIONWIDE GREY	TBD	TBD	22 GA STEEL
ST01	TEXAS LIMESTONE	BUFF	----	----	----
ST03	"DC RANCH" COBBLE STONE	DC RANCH STONE	----	----	----
WDO1	GLU-LAM BEAM	DOUGLAS FIR	----	----	WIRE BRUSH FINISH

KEYNOTES

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The undersigned, upon completion of the design, shall retain the right to use the design for the purpose of the design, and shall not be responsible for the design of the design, and shall not be responsible for the design of the design.

CAVASSON
RETAIL BUILDING
SCOTTSDALE, AZ



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL ELEVATION NOTES

- A. GRADES AT PERIMETER OF BUILDING ARE TO BE COORDINATED WITH THE CIVIL DOCUMENTS FOR ACTUAL FINISH GRADE LOCATIONS.
- B. REFER TO WINDOW TYPES FOR TEMPERED GLASS LOCATIONS.
- C. PAINT TRANSITIONS ARE TO BE COORDINATED WITH THE ARCHITECT PRIOR TO APPLICATION.
- D. SEE ELECTRICAL DOCUMENTS FOR EXTERIOR LIGHTING FIXTURE DATA.
- E. PROVIDE BUILDING ADDRESS NUMBERS AT STREET SIDE OF BUILDING AS SHOWN ON THE EXTERIOR ELEVATIONS.
- F. SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT. PROVIDE ELECTRICAL AS REQUIRED.
- G. ALL EXPOSED METAL PLATES AND EXPOSED FLASHING ARE TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR, UNLESS NOTED OTHERWISE.
- H. ALL SITE EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING, SITE WALL, ETC.
- I. WHEN TWO DISSIMILAR MATERIALS ABUT, JOINT SEALANT TO BE COLOR MATCHED TO THE MATERIAL IN THE SAME PLANE AS THE SEALANT.
- J. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) TO BE FREE OF DEFECTS, STAMPS, MARKS AND IMPERFECTIONS.
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MATERIAL / COLOR SCHEDULE

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
ALO1	ALUMINUM	CLEAR ANODIZED	---	---	WINDOW/DOOR SYSTEMS
CCO1	BOARD FORMED CONCRETE WALL	TBD	---	TBD	
EFO1	EIPS	MATCH LIMESTONE	TBD	DUNN EDWARDS	
GL01					
MT01	ALUMINUM	COPPER ANODIZED	---	DRI-DESIGN	---
MT02	BOX-RIB METAL PANEL	NATIONWIDE GREY	TBD	TBD	20 GA STEEL
MT03	METAL FASCIA	NATIONWIDE GREY	TBD	TBD	22 GA STEEL
ST01	TEXAS LIMESTONE	BUFF	---	---	---
ST03	"DC RANCH" COBBLE STONE	DC RANCH STONE	---	---	---
WDO1	GLU-LAM BEAM	DOUGLAS FIR	---	---	WIRE BRUSH FINISH

KEYNOTES

Case #:
Plan Check #:
Date: 2020.01.31

Revisions:

Project Number: 15148.300
Drawn By: PP
Title: BUILDING ELEVATIONS

DR37D

6-DR-2020
6/29/2020



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CAVASSON
RETAIL BUILDING
SCOTTSDALE, AZ

Case #:
Plan Check #:
Date: 2020.01.31
Revisions:

Project Number: 15148.300
Drawn By: PP
Title: WEST PERSPECTIVE

DR39A

6-DR-2020
6/29/2020





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CAVASSON
RETAIL BUILDING
SCOTTSDALE, AZ

Case #:
Plan Check #:
Date: 2020.01.31
Revisions:

Project Number: 15148.300
Drawn By: ---
Title: EAST PERSPECTIVE

DR39B

6-DR-2020
6/29/2020

ALUMINUM BY ATAS
INTERNATIONAL INC.

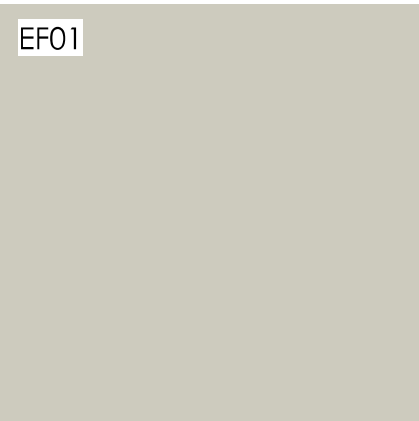


CLEAR ANODIZED ALUMINUM



BOARD FORMED CONCRETE

PAINT COLOR PALETTE BY DUNN
EDWARDS



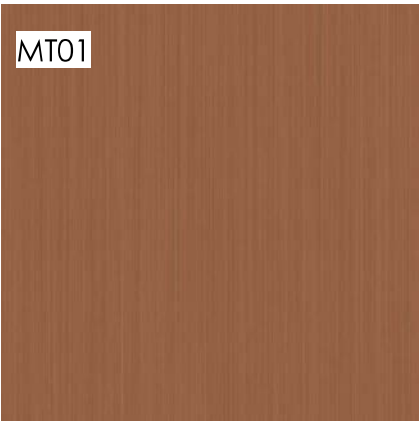
MUSLIN - DE 6227

GLAZING BY GUARDIAN



LOW-E GLASS CRYSTAL GREY

ALUMINUM BY DRI-DESIGN



COPPER ANODIZED

PAINT METALS BY -----



NATIONWIDE GREY

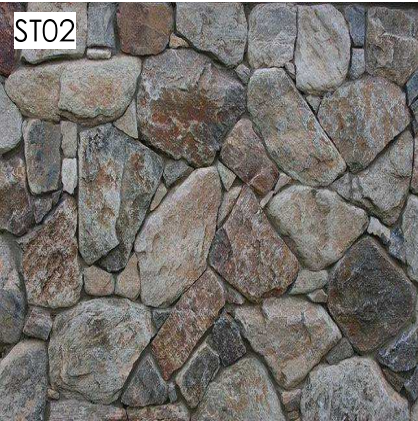


NATIONWIDE GREY

STONE BY SOLSTICE STONE



CORDOBA CREAM - RIVEN

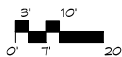
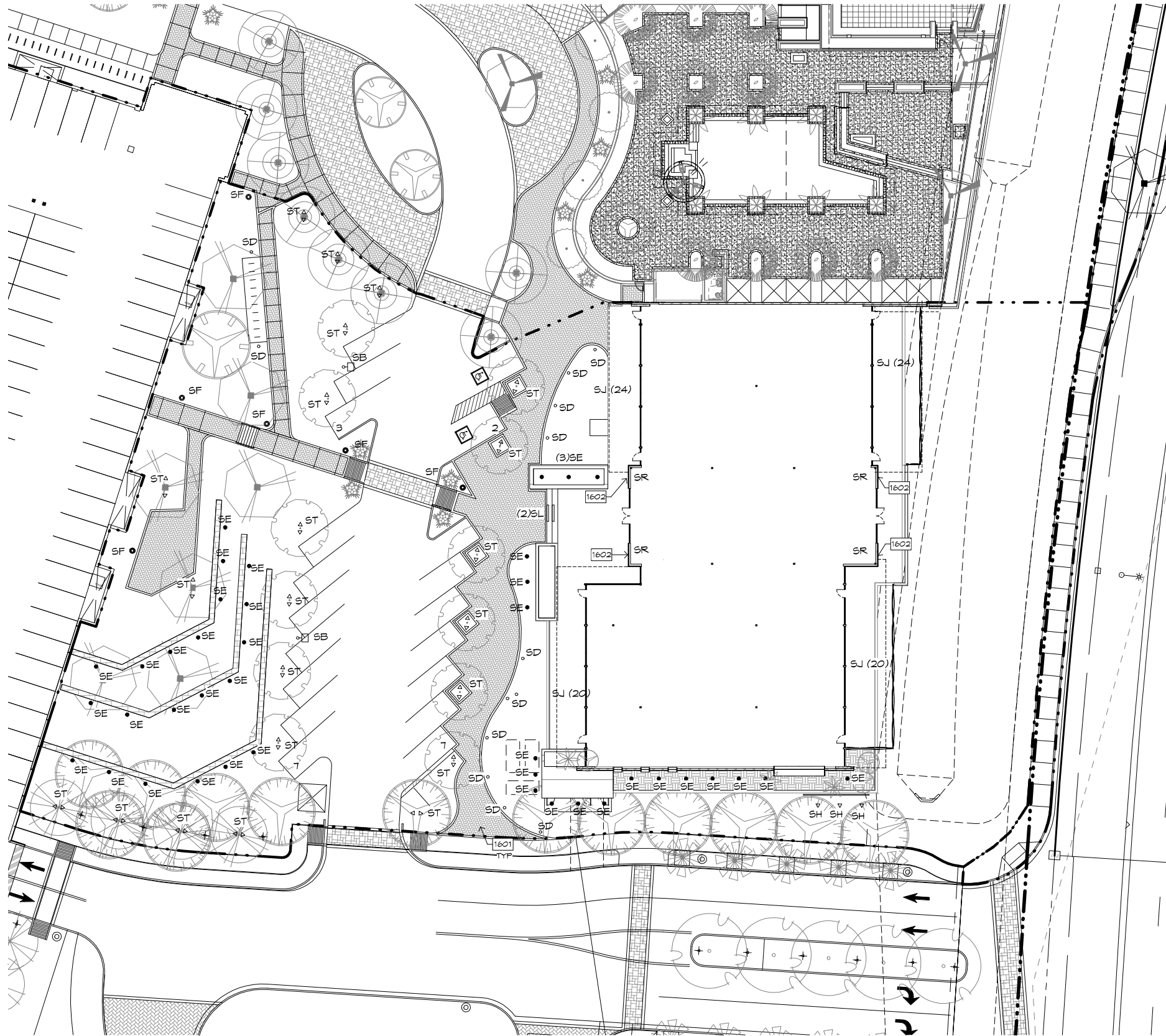


DC RANCH COBBLE STONE

GLU-LAM BEAM



DOUGLAS FIR - CLEAR COAT



ATTACHMENT #10

1 LIGHTING COORDINATION PLAN
SCALE: 1" = 20'-0"



GENERAL SITE LIGHTING NOTES

- A. ALL DIMENSIONS ARE TO TREE AND FIXTURE CENTERLINES, U.N.O.
- B. SEE ELECTRICAL PLANS FOR ADDITIONAL FIXTURE SPECIFICATION DATA AND CIRCUITING
- C. SEE RCP AND BUILDING ELEVATIONS FOR ADDITIONAL EXTERIOR LIGHTING DATA



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SITE LIGHTING SCHEDULE

TAG	SB
TYPE	TRAFFIC POLE LIGHT
MFR	LITHONIA
MODEL	DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2
TAG	SD
TYPE	BOLLARD
MFR	BEGA
MODEL	99518/79818 K4
TAG	SE
TYPE	IN-GROUND WALL-WASH
TAG	SF
TYPE	PEDESTRIAN POLE LIGHT
MFR	LITHONIA
MODEL	MRP LED 42C 1000/40K SR5 MBOLT DDBXD
TAG	SH
TYPE	DIRECTIONAL SIGN LIGHT
TAG	ST
TYPE	TREE WELL UPLIGHT, QTY(2)
MFR	ASPEN LED
MODEL	12V LED16
TAG	SR
TYPE	WALL MOUNTED LIGHT
TAG	SL
TYPE	STAIR RISER LIGHT
TAG	SJ
TYPE	RECESSED LED DOWNLIGHT

KEYNOTES

1601	CENTER LIGHTS ON HOLE IN TREE GRATE AND OFFSET 2'-0" FROM CENTERLINE OF TRUNK, EACH SIDE.
1602	CUSTOM COPPER WALL SCONCE LIGHT @ 6'-0"

Case #:
Plan Check #:
Date: 2020.04.24

Revisions:

Project Number: 15148.300
Drawn By: PP
Title: EXTERIOR LIGHTING SITE PLAN

DR46

6-DR-2020
6/29/2020



Project Narrative

January 31, 2020

Nationwide Realty Investors' Cavasson, a 134-acre mixed-use development in Scottsdale, will include approximately 1.8 million square feet of market leading commercial office space, 1,600 multifamily units, hotels, retail, restaurants, services and amenities. The walkable community will include tree-lined sidewalks, bike paths, green spaces and community gathering places with ample parking. The project will include an infrastructure investment of approximately \$30 million—delivering new roads, sidewalks, improved connectivity and flood mitigation improvements which will benefit the property and significant acreage surrounding the development. Cavasson is located along Loop 101, at the southwest corner of Hayden Road and Legacy Boulevard.

The initial phase includes a new 460,000 square-foot regional headquarters building for Nationwide Insurance and six-story parking structure now under construction, multifamily apartments, five-story commercial office buildings, a full-service luxury hotel, and a retail & restaurant building.

This development review package presents Cavasson Retail, a single-story, 14,000 sf shell building, with parking, landscape, and pedestrian pathways linking adjacent building sites.

The proposed development complies with the General Plan, Zoning Ordinance, Commercial Design Guidelines, Design Standards and Policies Manual, and other applicable standards of the City of Scottsdale. Specifically, the project addresses the criteria of Scottsdale Zoning Ordinance Section 1.904 as follows:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

The proposed development complies with guidelines and development standards applicable to the parcel, the Design Standards & Policies Manual, Design Guidelines for Office Development, the Greater Airport Character Area Plan, and the General Plan of the City of Scottsdale.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The building is oriented to feature mountain views. The smaller scale of the building balances the scales of the larger office building to the south and hotel to the north and further provides an amenity to both. A park-like trail against the adjacent parking garage broadens the pedestrian experience by linking the project site to its neighbors. The dramatic patio cantilevers and stone site walls make an architectural feature out of the existing site slopes and elevate the aesthetic of the drainage channel along Hayden Rd. Landscaping along the internal streetscape is lush and consistent with a Sonoran Desert palette.

- b. Avoid excessive variety and monotonous repetition;

Each development within the Cavasson Master Plan is uniquely organized. This project offers a smaller scale structure: a jewel among the larger buildings that surround it. As such, there is no other building quite like it planned for Cavasson. It's cantilevering covered patios are a unique, pedestrian-friendly feature. Yet, select materials, site lighting and plantings are held in common between all buildings at Cavasson, serving to unify the collection of buildings into an experientially connected community.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The proposed development conforms with the Scottsdale Sensitive Design Principles. Buildings are oriented to emphasize views connecting occupants to the natural desert and mountains beyond. Patios with deep overhangs are provided to encourage occupant engagement with the exterior environment, while protecting them and the building from the harmful effects of the sun. Deeply recessed windows and doors not only provide visual interest but reinforce the "floating" horizontality of the roof planes, and the apparent weight of the stone walls that anchoring those planes to the ground. Exposed (yet protected) wood beams are employed to emphasize traditional construction methods within a modern context. Evocative materials in natural tones and textures seamlessly blend architecture and environment. Abundant shade trees and paved pathways provide exciting spaces for pedestrians to engage with each other and the landscape.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

The ordinance is not applicable to this project.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Project is not located in the Historic Property Overlay District.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Vehicular and pedestrian safety is paramount. Building Egress/Ingress is organized along natural/assumed paths of pedestrian travel. Visitor parking is provided immediately adjacent to the building, limiting the need for folks unfamiliar with the property to traverse the site on foot. ADA parking is organized near the entry to allow mobility challenged persons access to the building without having to cross vehicular pathways. Most parking is available in the adjacent garage via most immediate access to the public way. This reduces the amount of vehicular traffic through the project site, creating a safer and more pedestrian friendly environment.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All mechanical equipment is located on the roof for efficiency and so as not to encumber the site with unsightly devices. Rooftop screening is setback from the building perimeter to limit sight lines. To unify

the aesthetic, the screens utilize similar metal panels and colors as employed elsewhere on the building. Ground-mounted electrical transformers and utility pedestals are located where viewing from significant vehicular and pedestrian pathways will be limited, and all are screened with landscape. It is anticipated that any grease traps supporting any restaurant use of the space would be buried in the landscape at the southwest corner of the building.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The project is not located within the downtown area. These requirements are not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

Neither program is applicable to the project, though signature open space and enhanced pedestrian amenities are incorporated into the Cavasson master plan.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - Staff finds that the proposal responds favorably to the goals and policies of the Greater Airpark Character Area Plan by creating a pedestrian oriented design that includes thoughtfully placed gathering spaces and patios. Additionally, the proposal enhances the “city block” setting intended for the Cavasson project by providing contiguous pedestrian connectivity between the project and the rest of the campus that promotes greater walkability (Policy CD 1.1). The centrally located parking garage allows the pedestrian environment to be further enhanced and reduce surface parking that might otherwise interrupt pedestrian connectivity.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states in the narrative that the smaller scale of the proposed building balances the scales of the larger office building to the south and future hotel to the north, while providing an amenity for both. The dramatic patio cantilevers and the stone walls transform the existing slopes and elevate the aesthetic of the large drainage channel along the Hayden Road frontage. Select materials, site lighting and plantings are held in common between all the buildings in Cavasson, serving to unify the collection of buildings into an experientially connected community. In response to the Sensitive Design Principles, the patios with deep overhangs are proposed to encourage occupant engagement with the exterior environment. Additionally, windows and doors are deeply recessed to provide visual interest and reinforce the “floating” horizontality of the roof planes, and the apparent weight of the stone walls that anchor those planes to the ground.
 - Staff finds the proposal is generally responsive to the Sensitive Design Principles, specifically through the use of overhangs and shade elements to minimize solar heat gain. Colors and textures are consistent with the surrounding desert context and other buildings on the site, and the exaggerated entry feature adds visual interest and minimizes monotony.
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- The applicant states in the narrative that vehicular and pedestrian safety is paramount. To that end, visitor parking is provided immediately adjacent to the building, limiting the need for visitors unfamiliar with the property to traverse the site on foot. Centralized parking in the garage reduces the volume of vehicular traffic through the site, creating a safer and more pedestrian friendly environment.
 - Staff finds that the site design emphasizes the pedestrian realm by providing wide and plentiful sidewalks and plaza spaces. While the parking garage is not immediately adjacent to the building entrance, sidewalks are placed to provide the most direct route to the building entrance from the garage, and crosswalks consisting of custom pavers are provided to clearly delineate connections that cross the driveway.
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- The applicant confirms in the narrative that rooftop mechanical will be fully screened and integrated into the building design through the use of parapets and screening materials consistent with the exterior skin of the building. To unify the aesthetic, screening utilizes similar metal panels and colors employed elsewhere on the building. It is anticipated that any grease traps for a restaurant use in the building would be buried in the landscape area immediately southwest of the building.
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- This criterion is not applicable.
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site is part of the Crossroads East master-planned community, which encompasses approximately 1,000 acres, and was originally approved in 2002 (19-ZN-2002). Per that zoning case, the entire Crossroads East development is zoned Planned Community (P-C) District. As properties are acquired, the developer coordinates with the Arizona State Land Department, who owns the land, to select a P-C comparable zoning district from a Land Use Budget table, included as part of the Development Plan. The developer for this site selected Planned Airpark Core (PCP) zoning and received approval for amended PCP development standards under case 19-ZN-2002#6.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, required signage was posted on the site by the City announcing the hearing date. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the southwest corner of Hayden Road and Cavasson Blvd. the site is part of the Cavasson Development Plan (19-ZN-2002#6) which encompasses +/- 124 acres at the northwest corner of Hayden & the Loop 101 Freeway. The only other development on the site is the Nationwide Corporate Headquarters building south of the project site and a large parking garage (6-DR-2019). Another office building (51-DR-2019) is under construction at the northeast corner of Miller Road & the Loop 101 Freeway.

Project Data

- | | |
|-----------------------------|--|
| • Existing Use: | Vacant |
| • Proposed Use: | Retail/restaurant |
| • Parcel Size: | 233,178 square feet / 5.3 acres (net) |
| • Total Building Area: | 13,992 square feet |
| • Floor Area Ratio Allowed: | Cumulative (19-ZN-2002#6) |
| • Building Height Allowed: | 84 feet (inclusive of rooftop appurtenances) |
| • Building Height Proposed: | 34 feet (inclusive of rooftop appurtenances) |
| • Parking Required: | 56 spaces |
| • Parking Provided: | 3,750 spaces (garage) + 20 surface spaces |
| • Open Space Required: | 17,303 square feet |
| • Open Space Provided: | 31,850 square feet |

**Stipulations for the
Development Review Board Application:
Cavasson Retail
Case Number: 6-DR-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Butler Design Group, with a city staff date of 5/19/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Butler Design Group, with a city staff date of 5/19/2020
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Greey-Pickett, with a city staff date of 5/19/2020.
 - d. The case drainage report provided by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Hubbard Engineering and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002 and 19-ZN-2002#6

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. No parking stalls shall be allowed immediately adjacent to pedestrian crossings.

LANDSCAPE DESIGN:

DRB Stipulations

5. Landscape pots and/or raised landscape planters (if provided) shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

DRB Stipulations

6. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
7. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candle. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior lighting shall have a color temperature of 3000 Kelvin or less.

STREET INFRASTRUCTURE:

Ordinance

- D. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

a. N HAYDEN RD.

- i. Driveway connection shall be of Type CH and designed to restrict egressing left turn movements.

- 9. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DS&PM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 11. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

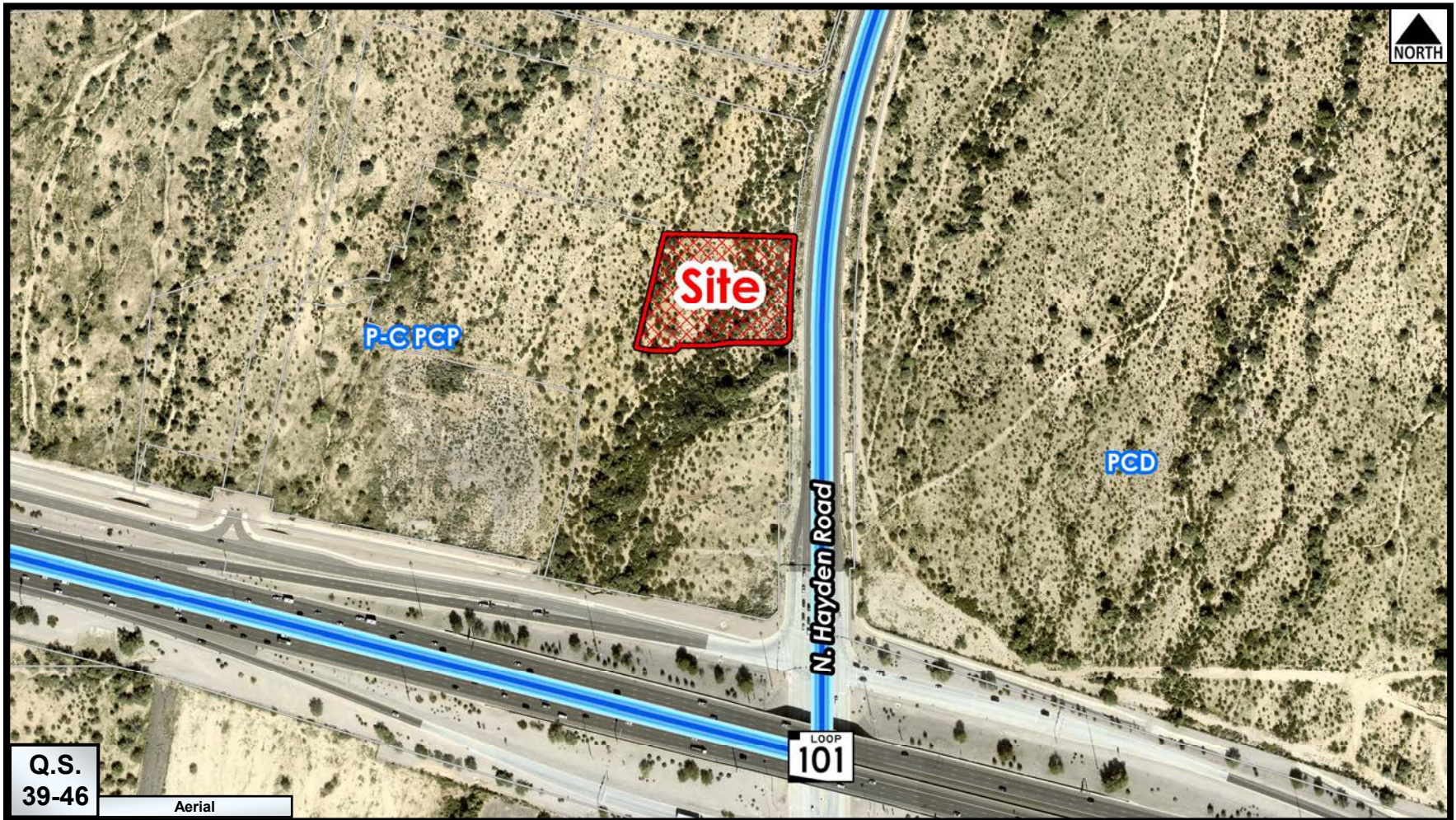
DRB Stipulations

- 12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A one (1) foot Vehicle Non-Access Easement along N. Hayden Rd frontage except at proposed driveway connections.

ADDITIONAL ITEMS:

DRB Stipulations

- 13. All exterior signage requires separate review and approval.



Zoning Aerial

6-DR-2020